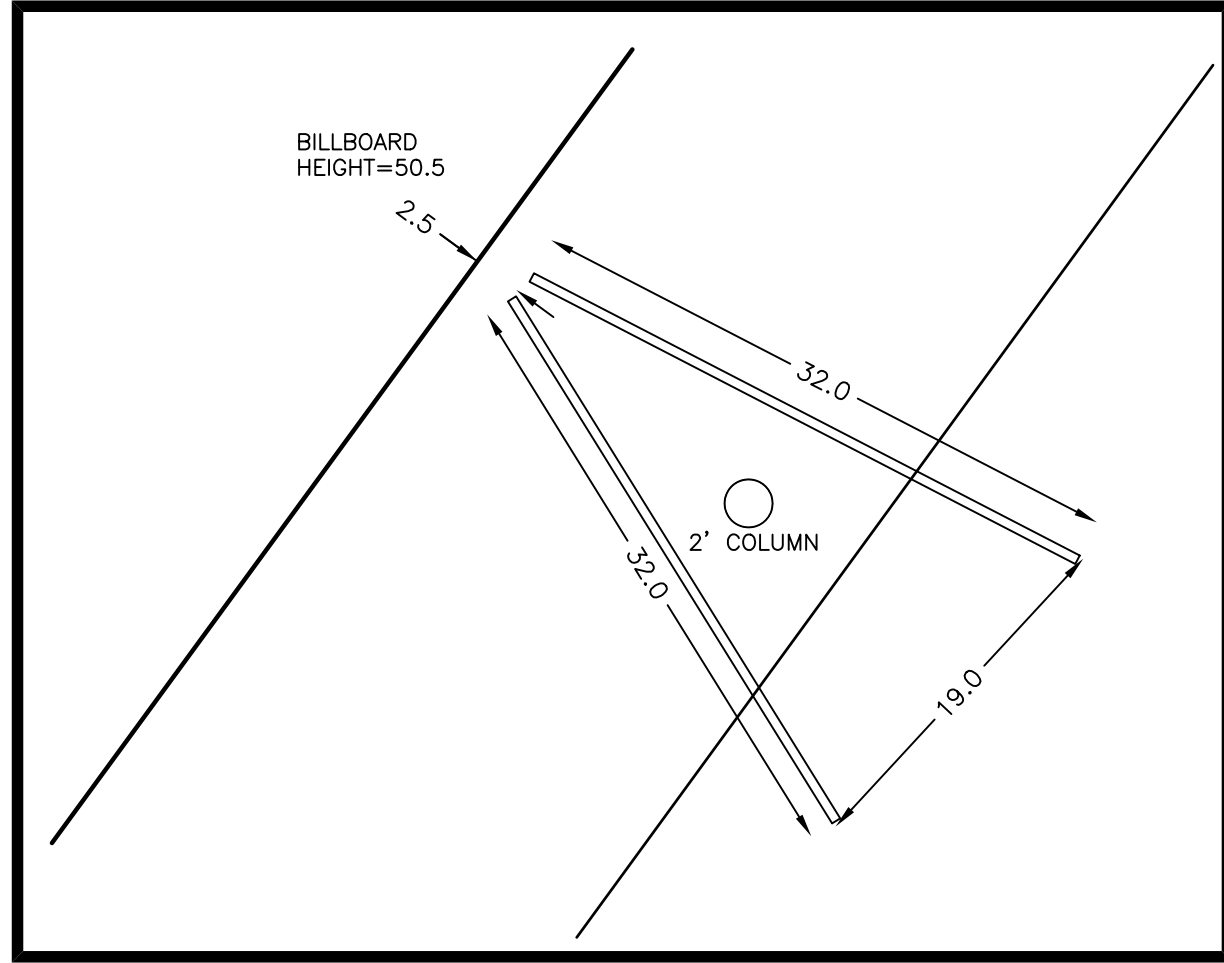


EXISTING BILLBOARD DETAIL
1 INCH = 10 FEET



PROPOSED BILLBOARD DETAIL
1 INCH = 10 FEET

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF BLOCK 8 IN THE REFILE OF SECURITY, COLORADO ADDITION NO. 13, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 8; THENCE (1) N 89 DEGREES 52 MINUTES 05 SECONDS W ALONG THE NORTH LINE OF SAID BLOCK 8 FOR 73.80 FEET; (2) S 36 DEGREES 48 MINUTES 55 SECONDS W FOR 370.80 FEET; (3) S 48 DEGREES 46 MINUTES 25 SECONDS W FOR 170.45 FEET TO THE SOUTH LINE OF SAID BLOCK 8; (4) S 89 DEGREES 52 MINUTES 05 SECONDS E ALONG THE SAID SOUTH LINE OF BLOCK 8 FOR 425.60 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 8; (5) N 00 DEGREES 11 MINUTES 45 SECONDS W ALONG THE EAST LINE OF SAID BLOCK 8 FOR 410.00 FEET TO THE POINT OF BEGINNING.

NOTES:

- This is a Plot Plan/Special Use Map. It is not a Land Survey Plat or Improvement Survey Plat. No research of easements, encumbrances or title of record was performed by Compass Surveying and Mapping, LLC. No Title Commitment was provided for this Drawing.
- El Paso County Schedule No.: 65034-01-031
- Property Address: 2620 Cody Dr. Colorado Springs, Colorado
- Electric Service Address: 4375 S. Academy Blvd, Colorado Springs, Colorado
- Field work was completed on November 18, 2024.
- This site is zoned "CC CAD-O".
Building Setbacks:
Front: 25'
Side: 25'
Rear: 25'
- The lineal units used in this drawing are International Feet.
- CSU Electric Field Engineer to determine any final electric meter, transformer and/or service line locations, if applicable. Contact Field Engineering at 719-668-5564 (Electric) with any questions.

APPLICANT

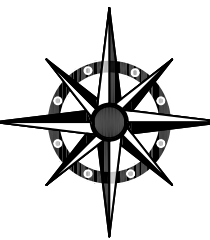
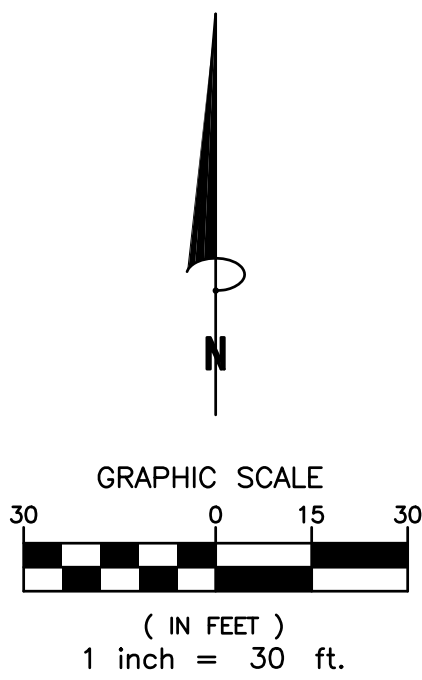
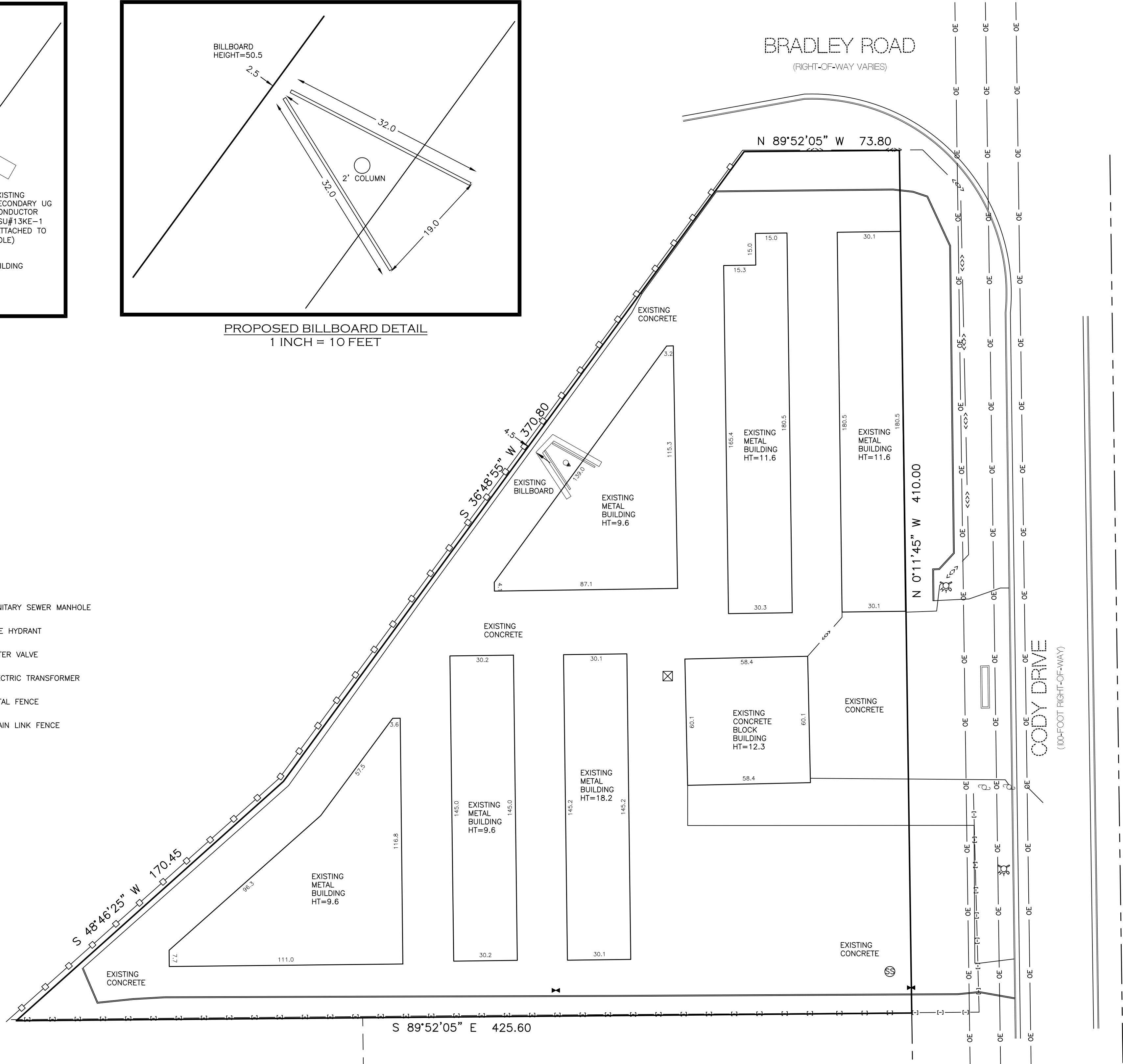
Lamar Outdoor Advertising
Justin Johnson, Real Estate Manager
720 Seedling Ct. Colorado Springs, CO 80915
806-438-4827
jujohnston@lamar.com

OWNER

James Mortimer Wills IV & Joan Carole Wills Family Trust 2025
James & Joan Wills, Owners
4710 Vista View Lane, Colorado Springs, CO 80915
719-641-3957
joanwills@hotmail.com

PCD File No. AL251

- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC TRANSFORMER
- METAL FENCE
- CHAIN LINK FENCE



COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLIC.COM

PLOT PLAN / SPECIAL USE PLAN

A TRACT OF LAND IN THE
SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

REVISIONS:		PROJECT NO.	24231
1	05/09/25	Review comments.	DATE:
2	05/12/25	Owner/Applicant Addresses, Building labels.	DECEMBER 24, 2024
3	06/24/25	CSU Comments.	DRAWN BY:
3	06/30/25	Review Comments.	MSJ
		CHECKED BY:	MSJ
		SHEET:	1 OF 1